



11

Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: NATHAN WILLIAMS, AICP, SENIOR PLANNER *NW*
(480) 503-6805, NATHAN.WILLIAMS@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *chl*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: AUGUST 7, 2019

SUBJECT: Z19-07, STRATFORD PAD: REQUEST TO AMEND ORDINANCE NO. 2658 PERTAINING TO THE GREENFIELD AND GERMANN PLANNED AREA DEVELOPMENT (PAD) BY REMOVING FROM THE GREENFIELD AND GERMANN PAD APPROXIMATELY 63.5 ACRES OF REAL PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF GREENFIELD ROAD AND GERMANN ROAD; CREATING THE STRATFORD PAD AND APPROVING A DEVELOPMENT PLAN FOR THE STRATFORD PAD; AND CHANGING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY FROM 63.5 ACRES OF SINGLE FAMILY RESIDENTIAL-6 (SF-6) ZONING DISTRICT WITH THE GREENFIELD AND GERMANN PAD OVERLAY, TO 63.5 ACRES OF SINGLE FAMILY DETACHED (SF-D) ZONING DISTRICT WITH THE STRATFORD PAD OVERLAY.

STRATEGIC INITIATIVE: Exceptional Built Environment

This project would allow for residential development within an undeveloped property.

RECOMMENDED MOTION

For the reasons set forth in the staff report, move to recommend approval to the Town Council for Z19-07, as requested, subject to the conditions listed in the staff report.

APPLICANT

Company: Iplan Consulting
Name: Mario Mangiamiele
Address: 3317 S. Higley Rd. Ste. 114-622
Gilbert, AZ 85297
Phone: 480-313-8144
Email: mario@iplanconsulting.com

OWNER

Company: Town of Gilbert
Address: 90 E. Civic Center Dr.
Gilbert, AZ 85296
Phone: 480-503-6700

BACKGROUND/DISCUSSION

History

Date	Description
<i>October 10, 2006</i>	Town Council approved A05-22 (Ordinance No. 1853), annexing 654 acres including the subject site.
<i>April 3, 2007</i>	Town Council approved Z06-12C (Ordinance No. 1926), rezoning the 170 acre subject site from Maricopa County Agricultural (AG) and Rural 43 (RU-43) to a combination of Town of Gilbert Single Family-15 (SF-15), Single Family-6 (SF-6), Community Commercial (CC) and Shopping Center (SC) including the subject site.
<i>May 2011</i>	The Town of Gilbert voters approved the update of the General Plan that changed the Land Use Category of the subject site from Residential 2-3.5 DU/ Acre and Shopping Center (SC) to Parks/ Retention (P/R) to accommodate a future park.
<i>February 2014</i>	The Town of Gilbert Parks and Recreation Master Plan was adopted.
<i>May 2015</i>	The Town of Gilbert Parks and Recreation Department completed a Sport Field Needs Assessment.
<i>March 2, 2016</i>	Planning Commission recommended approval to Town Council of GP15-13 and Z15-22.
<i>March 24, 2016</i>	Town Council approved GP15-13 in Resolution No. 3853 and Z15-22 in Ordinance No. 2573.
<i>February 7, 2018</i>	Planning Commission initiated an amendment to the Town of Gilbert Zoning Map and conducted a Citizen's Review for GP18-02 and Z18-03 SWC Greenfield and Germann.
<i>May 3, 2018</i>	Town Council approved of GP8-02 (Resolution No. 3969) and Z18-03 (Ordinance No. 2658) to allow for the existing SF-6 PAD zoning on the subject site.
<i>June 5, 2019</i>	The Planning Commission reviewed Z19-07 and S19-04 for the Stratford PAD as a study session item.

Overview

The property was originally envisioned by the Town of Gilbert for Parks and Recreation uses; however, and due to Town initiated changes to the Parks and Recreation Master Plan that relocated the previously anticipated regional park to Higley and Queen Creek Roads, the General Plan Land Use map was subsequently amended in 2016, which changed the land use classifications of the property to Residential > 2-3.5 DU/ Ac. and Shopping Center (SC).

In May of 2018 the Town initiated an amendment to the land use designation for the site from Residential > 2- 3.5 DU/ acre to Residential > 3.5 – 5 DU/ acre and rezoned the site to be entirely SF-6 with a Planned Area Development (PAD) overlay. The property was then sold at a public auction and is in escrow at this time.

The applicant, Blandford Homes, is requesting to rezone the currently Town owned property located at the southwest corner of Greenfield Road and Germann Road. The rezoning request of the 63.5 acres subject site from SF-6 PAD to SF-D PAD, is intended to comply with the adopted minimum residential density of 3.5 – 5 DU/ Acre.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Residential > 1-2 DU/ Acre	Single Family 43 (SF-43) and Single Family 10 (SF-10) PAD	Germann Road then Claxton Harvey residential subdivision and undeveloped
South	Public Facility/ Institutional (PF/I)	Public Facility/ Institutional (PF/I)	Town of Gilbert Youth Soccer Complex/ Greenfield Water Reclamation Plan
East	Residential > 3.5 - 5 DU/Acre	Single Family Detached (SF-D) PAD	Greenfield Road then Bellamy Subdivision
West	Residential > 2- 3.5 DU/ Acre and Residential > 3.5- 5 DU/Acre	Single Family 15 and Single Family 6 (SF-6) PAD	Undeveloped and developing Town of Gilbert Reservoir & Pump site
Site	Residential > 3.5- 5 DU/Acre	Single Family 6 (SF-6) PAD	Undeveloped

Rezoning

General Plan Land Use Map classifies the subject site as Residential > 3.5 – 5 DU/Acre to allow for the development of a residential community. The applicant is not requesting any change to the land use designation for the subject site.

Under the proposed Planned Area Development for the subject site, the applicant is requesting some modifications to the Land Development Code (LDC) standards. The applicant is proposing a residential community of 222 single family homes with lot sizes from 6,000 sq. ft. to 7,740 sq.

ft., and greater in area with a subdivision density of 3.5 DU/Acre. The two (2) proposed housing products range in size from approximately 1,700 sq. ft. to over 4,300 sq. ft.

Project Data Table

Site Development Regulations (LDC – 2.104)	Required per LDC (SF-D) and Ordinance No. 2658	Proposed (SF-D) PAD under Z19-07
Minimum Lot Area (sq. ft.):	40%-60% of the lot must be 6,000 sq. ft. or greater 40%-60% of the lots must be 7,000 sq. ft. or greater	6,000 sq. ft. (64%): 50' x 120' 7,000 sq. ft. (36%): 60' x 129'
Maximum Height (ft./stories) ¹ :	36'/ 3-stories	30'/ 2-stories
Minimum Building Setbacks (ft.)		
Front (Front Facing Garage):	20'	20' from garage face to back of sidewalk
Front (Side Entry Garage/Livable Area):	10'	10'
Front (Porch):	10'	10'
Side:	0'/ 5'	5'/ 5'
Units:		
Rear (Dwelling Unit):	10'	20'
Rear (Covered Patio):	10'	10'
Minimum Porch Depth (ft.)	6'	4' (measured from dwelling façade to interior edge of supporting post)
Minimum Distance between Dwellings	10'	10'
Buildable Area (Maximum Lot Coverage): 1-Story/ 2- Story (%):	60% / 50%	53%/ 45%
Maximum Building Height: 1-story adjacent to Non- Residential Uses (LDC – 2.104.B)	1-story (south property boundary lots)	2-story (south property boundary lots)

Separation Fence Height (minimum)	8'	6' – 8' (southern property boundary only)
Street Frontage Landscape Area at Arterial Intersection (LDC – 2.106.I.2)		
	Minimum Dimension (50' x 250'):	132' x 168.9' (Greenfield Rd.) 29.7' x 250' (Germann Rd.)
	Minimum Area (22,500 sq. ft.):	26,156 sq. ft.

LDC Development Standard Modifications Requested

The applicant has requested modifications to the required LDC standards. The majority of which are in excess or are greater than the minimum LDC requirements for SF-D zoning district. There are some modifications requested that are below the minimum requirements; those are related to minimum front porch depth; maximum building height adjacent to non-residential uses (south property boundary only); minimum perimeter subdivision separation height; and minimum dimension of a street frontage landscape area at an arterial intersection. These specific items are identified above in bolded font.

Based upon input from staff and the Planning Commission at the June 5, 2019 study session, the applicant has revised some of the requested modifications as noted below and provided more information relating to the actual dimensions and total square feet of the proposed landscape area at the corner of the arterial streets (required to be 50' x 250').

The PAD Development Plan and corresponding Preliminary Plat/ Open Space Plan includes 222 single family residential lots (3.50 DU/Ac.) to meet the minimum density requirement for the site. Proposed lots range in size from a minimum of 6,000 sq. ft. within the western and northern project areas, to 7,740 sq. ft. and over within a larger portion of the eastern project area.

The Development Plan contains two points of gated vehicular access from the adjacent arterial roadways – Greenfield and Germann Roads. The access points have been located specifically in order to align with an existing median break and left turn lane within Germann Road and to align with the subdivision access point for the approved/ developing Bellamy subdivision - across Greenfield Road.

Open space design and programming includes a centrally located neighborhood park, as well as two (2) secondary open space areas also programmed with both active and passive recreational amenities. Overall the subdivisions proposed open space and amenity areas are well programmed with high-quality amenities and distributed throughout the subdivision with linear open space areas with walkways to enhance internal neighborhood connectivity. This significant open space system consists of approximately 11-acres, or approx. 18% of the net site area, which exceeds Town requirements and policies for open space.

As proposed, the local private street cross-sections provide for a 33-foot back-of-curb to back-

of-curb measurement with 5-foot sidewalks on both street sides for a total street tract width of 43-feet. This proposed street cross-section provides appropriate pavement width for maintaining parking on both sides of the street and is sufficient for both refuse collection and emergency access as demonstrated on the proposed street cross-sections and Parking and Refuse Plan under S19-04.

Staff is of the opinion that the proposed rezoning request for the Stratford PAD complies with the Goals and Policies identified in the General Plan and will ultimately fulfill the mixture of lot sizes and housing stock and overall density that was envisioned for the subject site when it was most recently approved under GP8-02 (Resolution No. 3969) and Z18-03 (Ordinance No. 2658).

PLANNING COMMISSION STUDY SESSION – JUNE 5, 2019

Staff comments and Planning Commission discussion focused on a few issues related to the proposed modifications. Staff has provided some of the primary comments and response/justification to each, are listed below:

Are there any Traffic Engineering concerns or sight visibility issues with the revised dimension for the landscape area at the arterial corner?

- Traffic Engineering staff has expressed no concerns with impacts to visibility etc., with the proposed dimensions and size of the arterial landscape area.

The Planning Commission understood the need for 222 lots and some deviations to reach the minimum land use density of Residential > 3.5 – 5 DU/ acre. However, there were some questions as to the need for some requests such the 6' separation wall height and 4' porch depth.

- Staff notes that the applicant has revised the wall plan for the overall site so that only the southern property boundary would utilize a minimum 6' wall height, adjacent to the existing soccer fields and water treatment plant. The applicant has revised the separation wall on the north and east property boundaries to be either open view fencing or 8' in height for the solid fencing.
- Additionally, the applicant noted that the proposed 4' minimum porch depth was necessary for only 3 of their 8 standard plans proposed and that all of the 8 standard plans offered within Stratford would have a minimum porch depth of 5'-4" exclusive of structural and decorative columns, that these specific porches would not utilize a railing feature, the support columns would be substantial at 18" - 20" rather than 12" and that many of the front porches offered would have increased porch widths even wrapping around the corners of the homes.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

A neighborhood meeting was held on January 29, 2019 at the Perry High School cafeteria. There were no residents in attendance at the meeting.

Staff has received no comments from the public at the time this report was written.

SCHOOL DISTRICT

The application materials for the Stratford PAD have been sent to the Chandler Unified School District for review. Additionally, efforts are being made by the applicant, Blandford Homes, to coordinated with the Chandler Unified School District throughout the entitlement process to ensure that adequate educational facilities are maintained for the neighborhood.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” pursuant to A.R.S. § 12-1134 was not required at this time as the subject site is owned by the Town of Gilbert.

REASONS FOR THE RECOMMENDATION

1. The proposed zoning amendment conforms to the General Plan as amended, any applicable Specific Area Plan, neighborhood, or other plan and any overlay zoning district.
2. All required public notice has been conducted in accordance with applicable state and local laws.
3. All required public meetings and hearings have been held in accordance with applicable state and local laws.
4. The proposed rezoning supports the Town’s strategic initiative for Community Livability. It supports the motto “Gilbert: Clean, Safe, Vibrant.”

STAFF RECOMMENDATION

For the following reasons: the development proposal conforms to the intent of the General Plan and can be appropriately coordinated with existing and planned development of the surrounding areas, and all required public notice and meetings have been held, the Planning Commission moves to recommend approval of Z19-07 Stratford PAD, request to amend Ordinance No. 2658 pertaining to the Greenfield and Germann Planned Area Development (PAD) by removing from the Greenfield and Germann PAD approximately 63.5 acres of real property generally located at the southwest corner of Greenfield Road and Germann Road; creating the Stratford PAD and approving a Development Plan for the Stratford PAD; and changing the zoning classification of said real property from 63.5 acres of Single Family Residential-6 (SF-6) zoning district with the Greenfield and Germann PAD overlay to 63.5 acres of Single Family Detached (SF-D) zoning district with the Stratford PAD overlay, subject to the following conditions.

- a. Dedication to Gilbert for 156th Street / Coronado Road right-of-way that is adjacent to the Property shall be completed prior to or at the time of recordation of the final plat or sooner as required by the Town Engineer.

Dedication of 156th Street / Coronado Road shall extend 40 feet from the monument line.

- b. Construction of off-site improvements to 156th Street / Coronado Road adjacent to the Property shall be completed prior to issuance of a certificate of occupancy or final approval of any building constructed on the Property or at the time requested by Gilbert, whichever is earliest.
- c. At the written request of Gilbert, Developer shall dedicate all necessary easements for the roadway improvements, including easements for drainage and retention and temporary construction easements. Failure to dedicate said easements within thirty (30) days after the date of Gilbert's written request may result in the reversion of the zoning of the Property to the prior zoning classification.
- d. Developer shall create a Homeowner's Association (HOA) for the ownership, maintenance, landscaping, improvements and preservation of all common areas and open space areas, and landscaping within the rights-of-way. Maintenance responsibilities for common areas and open space areas shall be as required under the Land Development Code and in accordance with the Gilbert Town Code. Any modification to the maintenance obligations shall be approved by Gilbert and specified on the approved site plan or final plat.
- e. Developer shall record easements to be owned by the HOA for pedestrian, bicycle, and trail system purposes as determined by the final plat, at the time of final plat recordation, or earlier if required by the Town Engineer. In recognition of the modifications to the underlying zoning regulations set forth herein, such easements shall be open for public use and maintained by the HOA.
- f. The Project shall be developed in conformance with Gilbert's zoning requirements for the zoning districts and all development shall comply with the Town of Gilbert Land Development Code, except as modified by the following:

Single Family Detached (SF-D) Zoning District	Single Family Detached (SF-D): Development for Stratford PAD (Z19-07)
Minimum Lot Area	6,000 sq. ft. (64%): 50' x 120' 7,000 sq. ft. (36%): 60' x 129'
Maximum Height (ft./stories):	30' / 2-stories
Minimum Building Setbacks (ft.)	
Front (Front Facing Garage):	20'

Single Family Detached (SF-D) Zoning District	Single Family Detached (SF-D): Development for Stratford PAD (Z19-07)
Front (Side Entry Garage/Livable Area):	10'
Front (Porch):	10'
Side:	5' / 5'
Rear (Dwelling Unit):	20'
Rear (Covered Patio):	10'
Minimum Distance between Dwelling Units	10'
Minimum Front Porch Depth (ft.)	4' (measured from dwelling façade to interior edge of supporting post)
Maximum Building Height: 1-story adjacent to Non-Residential Uses (LDC – 2.104.B)	2-story (south property boundary lots)
Buildable Area (Maximum Lot Coverage): 1-Story/ 2-Story (%):	53% / 45%
Separation Fence Height (minimum)	6' – 8' (southern property boundary only)
Street Frontage Landscape Area at Arterial Intersection (LDC – 2.106.I.2)	
Minimum Dimension (50' x 250'):	132' x 168.9' (Greenfield Rd.) 29.7' x 250' (Germann Rd.)
Minimum Area (22,500 sq. ft.):	26,156 sq. ft.

Respectfully submitted,
/S/
Nathan Williams, AICP
Senior Planner

Attachments and Enclosures:

- 1) Notice of Public Hearing
- 2) Zoning Exhibit
- 3) Legal Description

- 4) Development Plan
- 5) Minutes from the Planning Commission Study Session of June 5, 2019 (3 pages)
- 6) Project Narrative (23 pages)

Notice of Public Hearing

Z19-07 Stratford PAD

**Attachment 1: Notice of Public Hearing
August 7, 2019**

PLANNING COMMISSION DATE:

Wednesday, August 7, 2019* TIME: 6:00 PM

TOWN COUNCIL DATE:

Thursday, September 5, 2019 TIME: 6:30PM

*** Call Planning Division to verify date and time: (480) 503-6805**

**LOCATION: Gilbert Municipal Center
Council Chambers**

50 E. Civic Center Drive

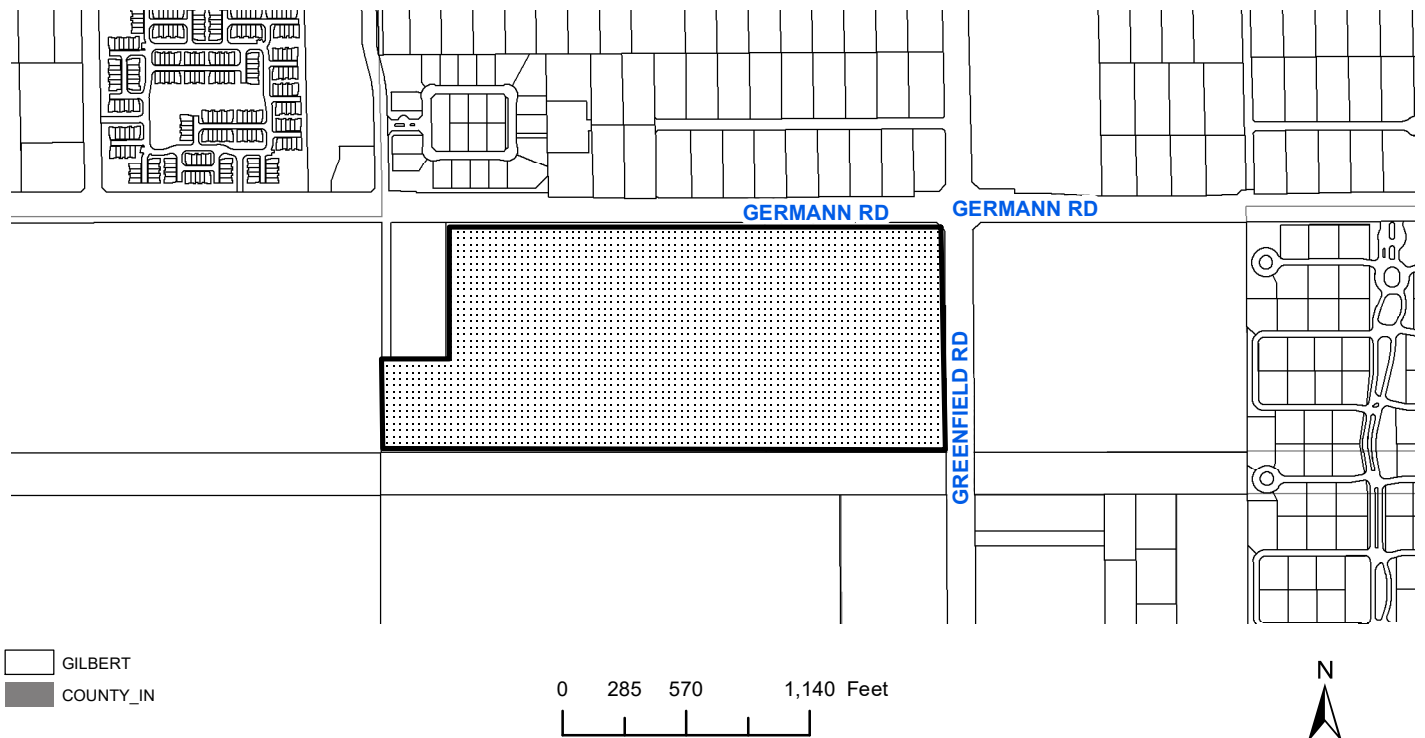
Gilbert, Arizona 85296

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available prior to the meeting at <https://www.gilbertaz.gov/departments/development-services/planning/planning-commission> and <http://www.gilbertaz.gov/departments/clerk-s-office/boards-commissions/town-council>

REQUESTED ACTION:

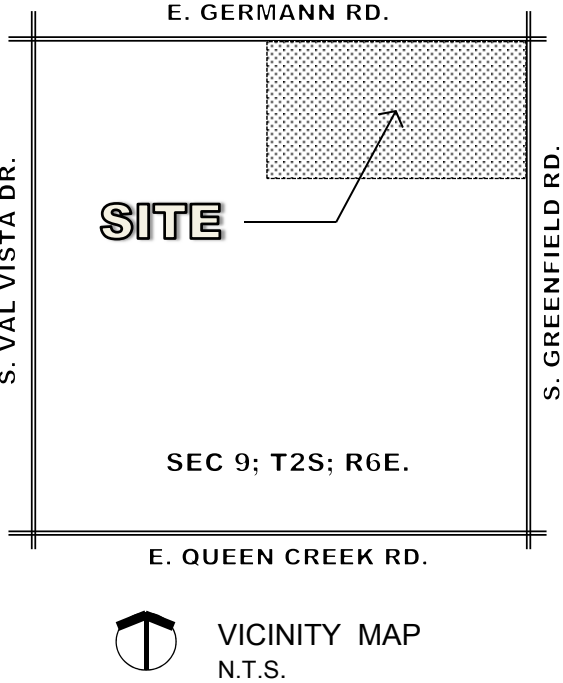
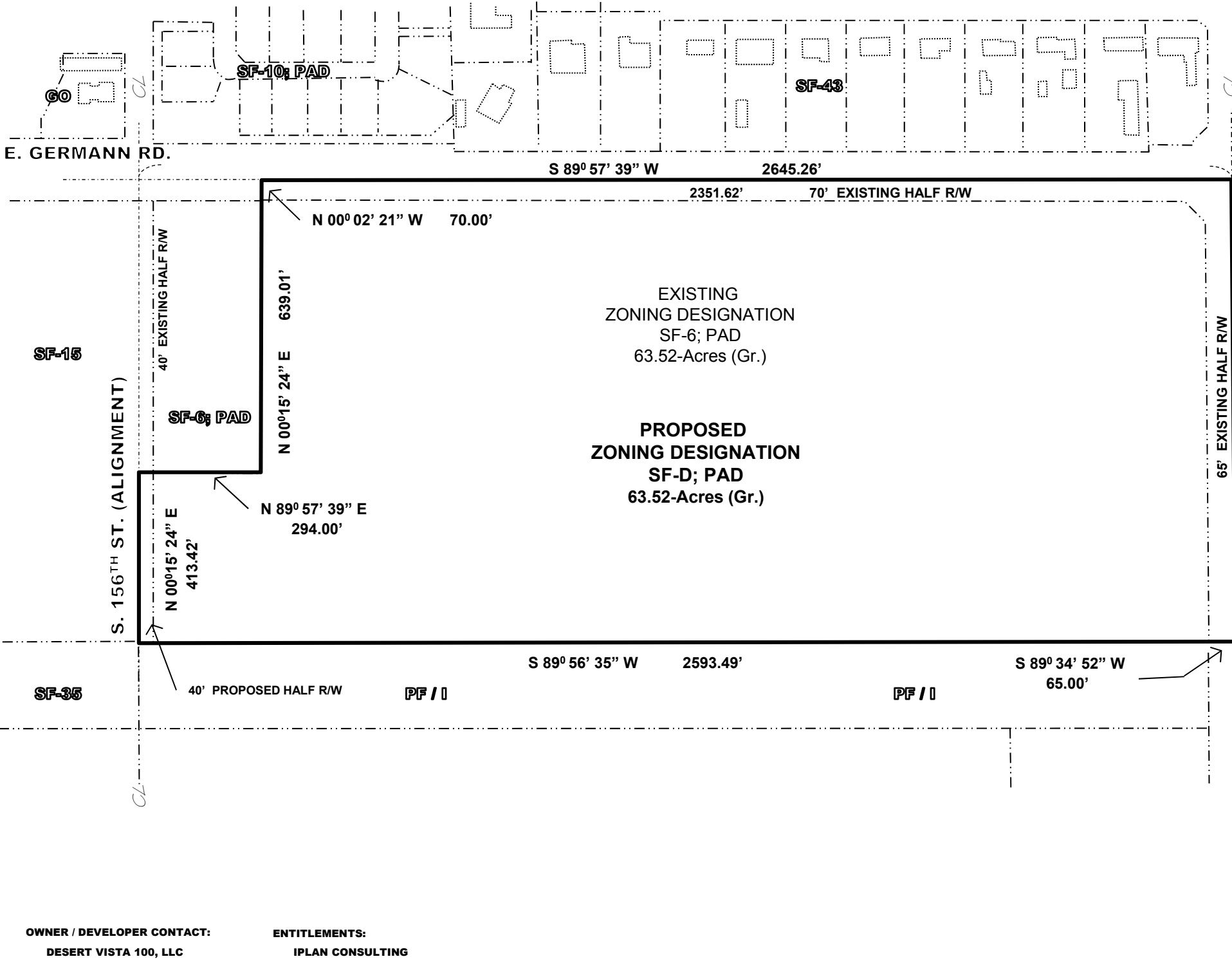
Z19-07 STRATFORD PAD: Request to amend Ordinance No. 2658 pertaining to the Greenfield and Germann Planned Area Development (PAD) by removing from the Greenfield and Germann PAD approximately 63.5 acres of real property generally located at the southwest corner of Greenfield Road and Germann Road; creating the Stratford PAD and approving a Development Plan for the Stratford PAD; and changing the zoning classification of said real property from 63.5 acres of Town of Gilbert Single Family Residential-6 (SF-6) zoning district with the Greenfield and Germann PAD overlay district, to 63.5 acres of Town of Gilbert Single Family Detached (SF-D) zoning district with the Stratford PAD overlay district, as shown on the map, which is available for viewing in the Planning and Development Services Office; and to modify the development regulations as follows: increase the minimum lot area; increase the minimum lot width and depth; increase the minimum side yard setbacks; reduce the maximum required lot coverage; reduce the minimum front porch depth; increase maximum building height adjacent to non-residential uses (south property boundary only); revise the minimum dimensions of the arterial intersection street frontage landscape area and reduce the minimum perimeter subdivision separation fence height. The effect of the rezoning will be to allow for single family residential uses on the subject site and to modify the development regulations as described herein.

SITE LOCATION:



APPLICANT: IPlan Consulting
CONTACT: Mario Mangiamale
ADDRESS: 3317 S. Higley Rd., Suite 114-622
Gilbert, AZ 85297

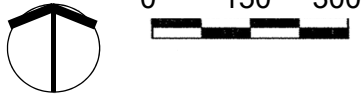
TELEPHONE: (480) 313-8144
E-MAIL: mario@iplanconsulting.com



PROJECT DATA TABLE		
DESCRIPTION	ACREAGE (+/- GROSS)	ACREAGE (+/- NET)
SITE AREA:	63.5	57.8
EXISTING GENERAL PLAN LAND USE CLASSIFICATION:		
RESIDENTIAL > 3.5 – 5	63.5	57.8
EXISTING ZONING:		
SINGLE FAMILY-6 (SF-6) (PAD)	63.5	57.8
PROPOSED ZONING:		
SINGLE FAMILY-DETACHED (SF-D) (PAD)	63.5	57.8
DENSITY:	3.5 DU/Ac	

OWNER / DEVELOPER CONTACT:
DESERT VISTA 100, LLC
3321 E. BASELINE RD.
GILBERT, AZ 85234
CONTACT: TOM LEMON
V: (480) 892-4492

ENTITLEMENTS:
IPLAN CONSULTING
3317 S. HIGLEY RD., STE. 114-622
GILBERT, AZ 85297
CONTACT: MARIO MANGIAMELE, AICP
V: (480) 313-8144



JULY 21, 2019

STRATFORD - ZONING EXHIBIT
GILBERT, ARIZONA

Wood, Patel & Associates, Inc.
(480) 834-3300
www.woodpatel.com

June 10, 2019
WP# 174646.02
Page 1 of 2
See Exhibit "A"

PARCEL DESCRIPTION
Stratford
SWC Greenfield and Germann

Lots 1 and 2 and portions of right-of-way for Germann Road and Greenfield Road as shown on "Minor Subdivision for 156th St & Germann Road," recorded in Book 1298, page 39, Maricopa County Records (M.C.R.) lying within Section 9, Township 2 South, Range 6 East, of the Gila and Salt River Meridian, Maricopa County, Arizona more particularly described as follows:

COMMENCING at the northeast corner of said Section 9, a 3-inch Town of Gilbert brass cap in handhole, from which the north quarter corner of said section, a 3-inch Town of Gilbert brass cap in handhole, bears South 89°57'39" West (basis of bearing), a distance of 2645.26 feet, said northeast corner being the **POINT OF BEGINNING**;

THENCE along the east line of said section, South 00°25'08" East, a distance of 1121.20 feet;

THENCE leaving said east line, South 89°34'52" West, a distance of 65.00 feet, to the southeast corner of said Lot 1;

THENCE along the south line of said Lots 1 and 2, South 89°56'35" West, a distance of 2593.49 feet, to the north-south mid-section line of said section, and the southwest corner of said Lot 2;

THENCE leaving said south line, along the westerly line of said Lot 2 and said north-south mid-section line, North 00°15'24" East, a distance of 413.42 feet;

THENCE leaving said north-south mid-section line, North 89°57'39" East, a distance of 294.00 feet;

THENCE North 00°15'24" East, a distance of 639.01 feet, to the northwest corner of said Lot 2;

THENCE leaving said westerly line, North 00°02'21" West, a distance of 70.00 feet, to the north line of said section;

THENCE along said north line, North 89°57'39" East, a distance of 2351.62 feet, to the **POINT OF BEGINNING**.

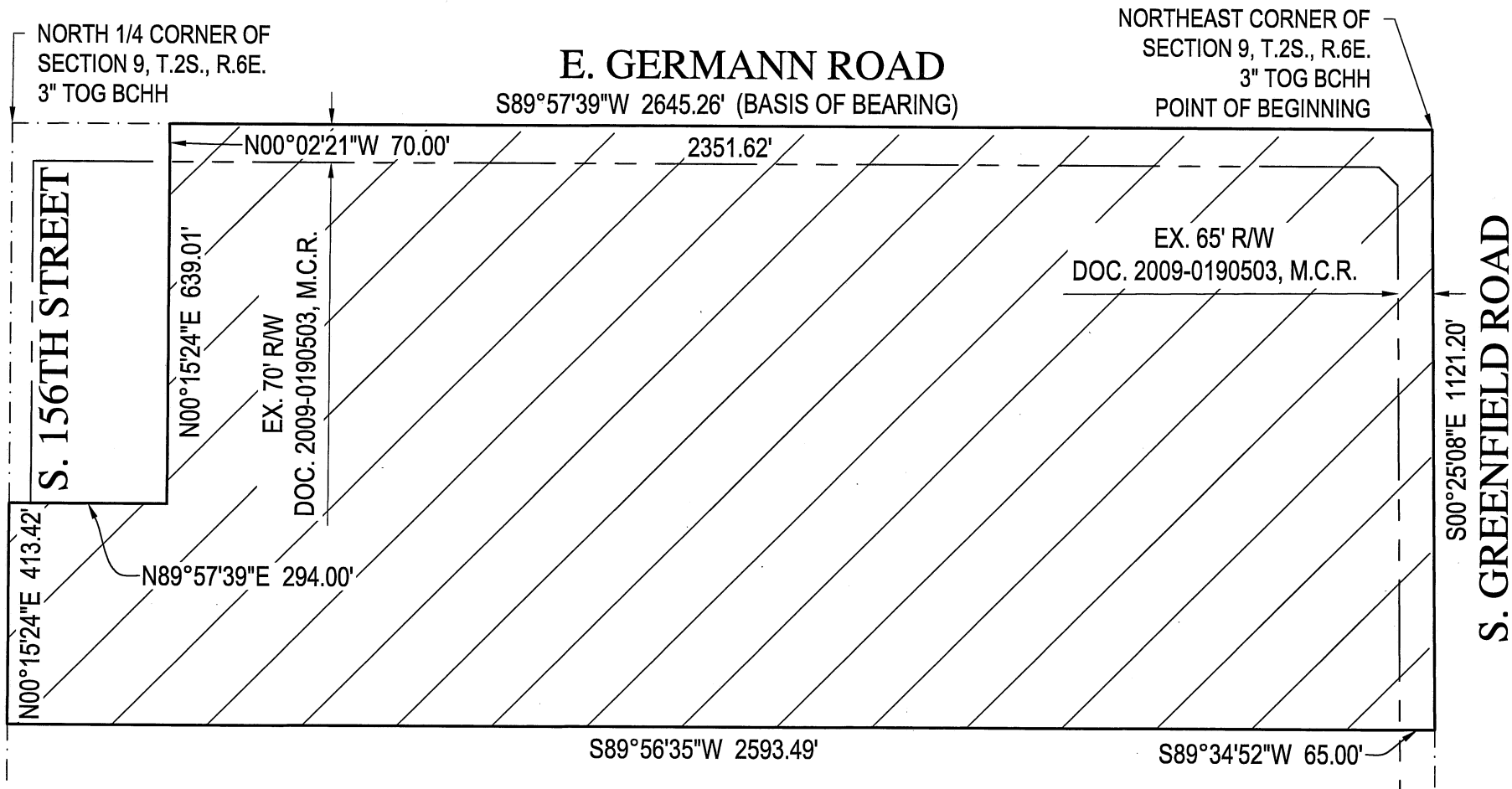
Containing 2,766,961 square feet or 63.5207 acres, more or less.

Subject to existing rights-of-way and easements.

This parcel description is based on client provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of December, 2018. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

Y:\WP\Parcel Descriptions\2017\174646.02 Stratford SWC Greenfield & Germann L02 06-10-19.docx





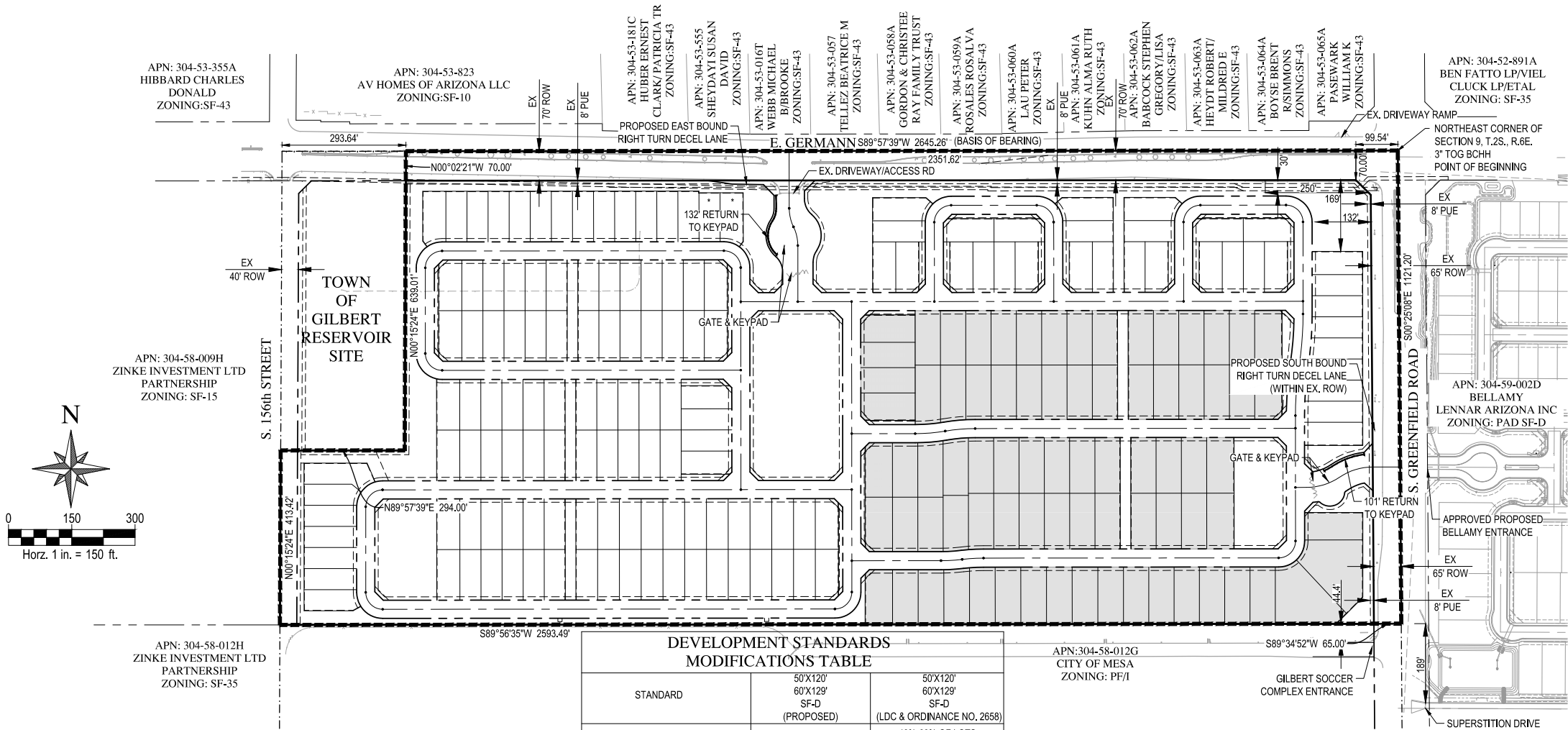
WOOD/PATEL
MISSION: CLIENT SERVICE®
(480) 834-3300
WWW.WOODPATEL.COM



EXHIBIT "A"
STRATFORD
SWC GREENFIELD AND GERMANN
06-10-2019
WP# 174646.02
PAGE 2 OF 2
NOT TO SCALE
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STRATFORD
DEVELOPMENT PLAN EXHIBIT

A PROPOSED SUBDIVISION OF A PORTION OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



RESIDENTIAL UNIT SUMMARY		
UNIT	QUANTITY	MIX
50' X 120' LOTS (6,000 SF MIN)	143	64.4%
60' X 129' LOTS (7,000 SF MIN) (SHADED GRAY)	79	35.6%
TOTAL	222	100%

STRATFORD PAD PROJECT DATA TABLE		
CURRENT ZONING DISTRICT	SF-6 PAD	
PROPOSED ZONING DISTRICT	SF-D PAD	
TOTAL NUMBER OF LOTS	222	
TOTAL GROSS AREA (TO MONUMENT LINES)	63.52	AC
TOTAL NET AREA (EXCLUDES PERIMETER ROW)	57.78	AC
DENSITY(GROSS ACREAGE)	3.5	DU/AC
LOT AREA, MINIMUM (50' X 120')	6,000 SQ FT	
LOT AREA, MINIMUM (60' X 129')	7,000 SQ FT	
TOTAL LOT AREA	35.32	AC
PERCENTAGE OF TOTAL ACREAGE IN SF-D PAD ZONING CATEGORY	100%	
GENERAL PLAN CLASSIFICATION	RESIDENTIAL > 3.5-5 DU/ACRE	
PHASING	SINGLE PHASE	

DEVELOPMENT STANDARDS MODIFICATIONS TABLE		
STANDARD	50'X120' 60'X129' SF-D (PROPOSED)	50'X120' 60'X129' SF-D (LDC & ORDINANCE NO. 2658)
MINIMUM LOT AREA (SQ. FT.):	6,000 (64%) ¹	40%-60% OF LOTS 6,000 SQ.FT. OR GREATER
	7,000 (36%)	40%-60% OF LOTS 7,000 SQ.FT. OR GREATER
MINIMUM LOT WIDTH (FT.):	50 (6,000 SF LOTS) 60 (7,000 SF LOTS)	N/A
MINIMUM LOT DEPTH (FT.):	120 (6,000 SF LOT) ¹ 129 (7,000 SF LOT)	N/A
MAXIMUM BUILDING HEIGHT (FT./STORIES):	30/2	36/3
MAXIMUM BUILDING HEIGHT: ADJACENT TO NON-RESIDENTIAL USES	2-STORY (SOUTH PROPERTY BOUNDARY LOTS)	1 STORY (SOUTH PROPERTY BOUNDARY LOTS)
MINIMUM BUILDING SETBACK (FT.)		
FRONT (FRONT FACING GARAGE):	20	10
FRONT (PORCH):	10	10
STAGGER:	N/A	N/A
SIDE:	5/5	0/5
MINIMUM DISTANCE BETWEEN DWELLING UNITS:	10	10
REAR (DWELLING UNIT):	20	10
REAR (COVERED PATIO):	10	10
MINIMUM PORCH DEPTH (FT.):	4' MINIMUM MEASURED FROM DWELLING FACADE TO INTERIOR EDGE OF SUPPORTING POST	6
BUILDING AREA (MAXIMUM LOT COVERAGE):	53/45	60/50
1-STORY/2-STORY (%):		
SEPARATION FENCE HEIGHT (MIN.) (FT.)	6-8	8
STREET FRONTAGE LANDSCAPE - ARTERIAL INTERSECTION: MINIMUM DIMENSIONS (FT.):	132' X 168.9' (GREENFIELD) & 29.7' X 250' (GERMANN)	50' X 250'
MINIMUM AREA (SQ.FT.):	26,156	22,500

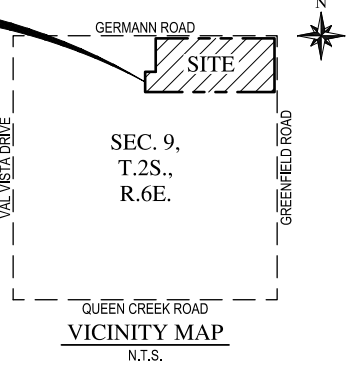
1. LOTS 14 AND 15 HAVE (*) A REDUCED LOT DEPTH OF 115-FOOT AND MINIMUM LOT AREA OF 5,750 SQUARE FEET TO ACCOMMODATE UTILITIES AND CORRESPONDING EASEMENTS.

LEGAL DESCRIPTION

LOTS 1 AND 2 AS SHOWN ON THE MINOR SUBDIVISION - 156th ST. & GERMANN ROAD, A PLAT RECORDED AT BOOK 1298, PAGE 39 MARICOPA COUNTY RECORDS, AND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGEND & ABBREVIATIONS

-----	BNDRY	REZONING BOUNDARY
-----	C/L	PROJECT BOUNDARY
-----	T/L	CENTER LINE
-----	P.U.E.	TRACT LINE
-----	E.S.V.A.E.	PUBLIC UTILITY EASEMENT
-----	S.E.	EMERGENCY SERVICE VEHICLE ACCESS EASEMENT
-----	W.E.	SEWER EASEMENT
-----	D.E.	WATER EASEMENT
-----	V.N.A.E.	DRAINAGE EASEMENT
-----	M/L	VEHICULAR NON ACCESS EASEMENT
-----	R/W	MONUMENT LINE
-----	E/P	RIGHT OF WAY
-----	B/C	EDGE OF PAVEMENT
-----	B/S	BACK OF CURB
-----	P/L	BACK OF SIDEWALK
-----	BSL	PROPERTY LINE
-----		BUILDING SETBACK LINE
50' X 120' LOTS		
60' X 129' LOTS		



OWNER / DEVELOPER

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GILBERT, AZ 85234
PHONE: (480) 892-4492
CONTACT: MR. TOM LEMON

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CONTACT: ALEX FISH

PUBLIC UTILITIES

WATER	TOWN OF GILBERT
SEWER	TOWN OF GILBERT
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS
CABLE TV	COX COMMUNICATIONS
WASTE DISPOSAL	TOWN OF GILBERT

CIVIL SHEET INDEX

1 - COVER

ASSESSOR PARCEL NUMBERS

304-58-934, 304-58-935

BENCHMARK

3" TOWN OF GILBERT BRASS CAP IN HANDHOLE, LOCATED AT THE INTERSECTION OF EAST GERMANN ROAD AND SOUTH GREENFIELD ROAD, HAVING AN ELEVATION OF 1294.23', TOWN OF GILBERT NAVD 88 DATUM.

BASIS OF BEARING

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT) GEODETIC DENSIFICATION AND CADASTRAL SURVEY (GDACS) WEBSITE WWW.MCDOT.MARICOPA.GOV, UNDER THE SURVEY INFORMATION LINK ON DECEMBER 17, 2018.

PROJECTION: ARIZONA CENTRAL ZONE, NAD 83, (EPOCH 1992)
DATUM: GRS-80
UNITS: INTERNATIONAL FEET
GEOD MODEL: GEOID 2012A

CONTROL POINT: 504_2013
PID: BBBH42
LATITUDE: 33° 15' 50.40292" N
LONGITUDE: 111° 44' 31.34771" W
ELLIPSOID HEIGHT: 1,199,822 FEET
DESCRIPTION: 4-INCH BRASS DISK

MODIFIED TO GROUND AT (GRID) N: 828606.712, E: 754631.923,
USING A SCALE FACTOR OF 1.0001537046

HORIZONTAL ADJUSTMENT: NONE
HORIZONTAL ROTATION: NONE

WOOD/PATEL
MISSION: CLIENT SERVICE
(602) 335-8500
WWW.WOODPATEL.COM



STRATFORD
DEVELOPMENT PLAN EXHIBIT
GILBERT, AZ
COVER SHEET

DATE	
DESCRIPTION	
REV	
SCALE (HORIZONTAL)	N/A
SCALE (VERTICAL)	N/A
DATE	07/12/2019
JOB NUMBER	174646
SHEET	1 OF 1

August 7, 2019

**TOWN OF GILBERT
PLANNING COMMISSION STUDY SESSION
COUNCIL CHAMBERS
50 E. CIVIC CENTER DRIVE, GILBERT, AZ
JUNE 5, 2019**

COMMISSION PRESENT:

Brian Andersen, Chair
Carl Bloomfield, Vice Chair
David Cavenue
Greg Froehlich
Les Smith
James Torgeson, Alternate

COMMISSION ABSENT:

Brian Johns
Philip Alibrandi, Alternate

COUNCIL LIAISON PRESENT:

Brigitte Peterson

STAFF PRESENT:

Sydney Bethel, Planner II
Stephanie Bubenheim, Planner II
Ashlee MacDonald, Senior Planner
Keith Newman, Planner II
Josh Rogers, Planner II
Nathan Williams, Senior Planner
Amy Temes, Interim Principal Planner
Catherine Lorbeer, Interim Planning Services Manager
Eva Cutro, Planning Division Manager

ALSO PRESENT:

Nancy Davidson, Assistant Town Attorney
Dana Desing, Recorder

CALL TO ORDER

Chair Brian Andersen called the June 5, 2019 Study Session of the Planning Commission to order at 5:08 p.m.

- 1. S19-04 STRATFORD: Request for Preliminary Plat and Open Space Plan for 222 home lots (Lots 1 - 222) on approximately 63.5 acres of real property generally located at the southwest corner of Greenfield Road and Germann Road in the Single Family Detached (SF-D) zoning district with a Planned Area Development (PAD) overlay.**

Z19-07 STRATFORD: Request to rezone approximately 63.5 acres of real property generally located at the southwest corner of Greenfield Road and Germann Road from Town of Gilbert Single Family Residential-6 (SF-6) zoning district with a Planned Area Development overlay district to 63.5 acres of Town of Gilbert Single Family Detached (SF-D) zoning district with a Planned Area Development overlay district.

Nathan Williams, Senior Planner, presented the Stratford request for Preliminary Plat, Open Space Plan and request to rezone approximately 64 acres of town-owned property located at the southwest corner of Greenfield and Germann Roads. The current land use designation is >3.5 - 5 DU/Acre and the Applicant is proposing 222 lots on the subject site, meeting the minimum density. The property was originally envisioned for Parks and Recreation uses, although with the focus on the Regional Park this property has been rezoned by the town from >2 - 3.5 DU/Acre to >3.5 - 5 DU/Acre in order to create a mix of lot types to attract interest from a buyer. The property is currently in escrow with the applicant, Blandford Homes.

The Applicant is requesting to rezone from the current SF-6 PAD zoning to SF-D PAD to allow for oversized lots ranging from 6,000 SF to 7,700 SF as well as several deviations in excess of minimum code requirements. The applicant is also seeking modifications that are below the minimum requirements related to front porch depth, two-story height adjacent to non-residential uses, and separation fence height.

During the pre-application meeting, the site design contained a lot of linear streets in order to be efficient in meeting the density with 222 units. The applicant has since been able to create some movement in the site and active open space areas. The primary access for this gated community is off Germann Road with a secondary

access off Greenfield Road, both will be full motion. To the west will be 156 Street, although there will be no connection to the adjacent subdivision. The private streets will allow parking on both sides. The Open Space Plan shows three amenity areas activated with tot lots or playgrounds. There are trail connections to the north and south. Staff felt the Applicant has done a good job of meeting the minimum density while creating a unique design for this site.

The request includes wall modifications along Germann and Greenfield Roads and to the south from the required 8 feet to a range between 6 and 8 feet. The Code requires that 40-60% of lots must be 6,000-7,000 SF or greater. The Applicant is proposing 64% of the lots to be 6,000 SF or greater and 36% to be 7,000 SF or greater. The arterial corner landscape area is yet to be determined, although Mr. Williams believed it would be above the required 50 by 250 feet.

DISCUSSION:

David Cavenee asked if Traffic had weighed in on the plan. He was concerned with visibility to the south by shortening the wall.

Mr. Williams will double check although no concerns had been noted in that regard during the pre-application.

Commissioner Cavenee would prefer to see an 8-foot wall height along the perimeter. He noted that some people can see over a 6-foot wall, especially if the grade increases with landscaping. He noted the lot sizes to the north and to the southeast are fairly large lots, SF-43 and SF-35. The opposite corner to the east is also fairly dense now because of recent plans that were approved. He asked if this plan was truly a step down or will it immediately go dense.

Mr. Williams noted that Bellamy to the east was approved, as well as Cadiz to the southeast. The Claxton Harvey subdivision to the north has larger lots. It was his opinion that this was not a step down from what the town was trying to achieve when this property was rezoned. The intent was to create an interest in this parcel to develop. The land use density was changed from >2 - 3.5 to >3.5 - 5 with a mix of 6,000 to 7,000 SF lots. The design of this subdivision is packed, although it is at the minimum density.

Commissioner Cavenee felt that was fair enough and he understood the town's intention to make it more attractive to developers. He liked how the Applicant built in some less than purely linear views and felt they did a good job of breaking it up.

Vice Chair Bloomfield remembered when this site was brought forward for zoning and General Plan amendments. He has always been concerned about the Claxton Harveys around us that were so much larger and had expressed that concern at the time. He understood that some deviations are needed here just to meet the minimum densities versus what was required at the time of the town's last rezoning. Initially, he did not like the project and felt it did not match the area in large part, although the area will change and this will contribute to that change. He also felt the property to the east did not match, although he felt it will have to be that way just to price the land. He was okay with the land plan and felt not much could be done about the deviations as they are needed to meet the General Plan requirements. He felt our hands were tied on this project, although he was not a fan.

Commissioner Cavenee asked for clarification on the deviations listed in different colors.

Mr. Williams explained that the requested deviations that were highlighted were below code minimums and the items in white are modifications in excess of code requirements. SF-D allows a three-story 35-foot tall building, and the proposal is for two-story only. The rear setback of 20 feet is not required in SF-D but the Applicant is self-imposing that. The minimum porch depth in SF-D is 6 feet, and a depth of 4 feet is being proposed as they feel that meets with their housing product.

Commissioner Cavenee felt the fence height issue would not affect their plan at all from a layout perspective and he would encourage that to be pushed back to the 8-foot requirement. He was fine with the other modifications, barring any concern from Traffic on the 50 x 250 foot street frontage landscape requirement.

Chair Andersen felt that the 4-foot porch depth did not seem like adequate space to accommodate a chair or allow use of that space. That was the only item on the list that he would object to. He was fine with the remainder of the proposed modifications.

There were no further comments from the Planning Commission.

2. GP19-01 WATERMARK AT GILBERT TOWN SQUARE - Request for Minor General Plan Amendment to change the land use classification of approx. 10.32 acres generally located south of the southeast corner of Gilbert Rd. and Civic Center Dr. from General Office (GO) and Neighborhood Office (NO) to Residential > 14 - 25 DU/Acre land use classification.

Z19-05: WATERMARK AT GILBERT TOWN SQUARE - Request to rezone approximately 10.32 acres of real property generally located south of the southeast corner of Gilbert Rd. and Civic Center Dr. from General Office (GO) zoning district and Neighborhood Office Zoning District to Multi-Family/Medium (MF/M) zoning district with a Planned Area Development (PAD) overlay.

Planner Keith Newman presented the Watermark at Gilbert Town Square General Plan amendment to change the land use classification and rezoning of the 10.32 acre site located south of the Public Safety Training Facility. Both the General Plan designation and the zoning for the west half of the property is General Office (GO) and the east half is Neighborhood Office (NO). The Applicant is proposing to change both of those to a General Plan designation of Residential >14 - 25 DU/Acre with a change in zoning from GO and NO to Multi-Family/Medium (MF/M PAD). The Applicant is proposing 216 apartment units, 6 three-story buildings, and single-story garage units along the perimeter of the development. There will be two access points off of Gilbert Road, with a full-motion main entrance at the south end of the site and a right out exit at the north end.

The Applicant is requesting deviations as the basis for the Planned Area Development zoning. A 10-foot side setback along the north property boundary is being proposed instead of the required 20 feet required per the Land Development Code (LDC) as well as a 10-foot landscape setback along the north property line instead of the 20-foot setback per the Code. The LDC requires an 8-foot solid separation fence adjacent to residential zoning districts. The Applicant is proposing a 6-foot solid masonry wall along the north property line, which is adjacent to the El Paso gas easement. With the landscape buffer for the Public Safety Facility, that overall distance is a little over 75 feet and the Applicant felt it was reasonable to request a 6-foot wall at that property line. On the far east property boundary, the adjacent HOA has an existing 6-foot wall that is set back 10 feet inside their property line, creating a no man's land in between. The Applicant is proposing a 6-foot view fence to be set back a certain distance so there will not be two solid walls adjacent to each other, which may create a corridor of mischief. A 6-foot solid masonry wall is proposed on the south property line. There is an existing 6-foot masonry wall that they are proposing to stay. Staff had a concern with the structural integrity of that existing wall and it only goes three-quarters of the way up that property line. The back quarter of that property appears to have a pipe rail fence that would need to be replaced with a solid wall. Staff also had a concern with the security element adjacent to the Public Safety Facility as an 8-foot wall would normally be required. Staff is looking into those issues and will seek input from Public Safety officials.

The Code requires a step back for 3-story or taller buildings adjacent to residential. In some zoning districts, the Code requires a step back of 10 feet within 100 feet of residential. In this situation for MF-M, the Code does not state a distance requirement. The Applicant is proposing that a step back not be applicable in those situations when there are no buildings in between the Apartment buildings since there is a significant distance between the residential property line and the proposed buildings. Mr. Newman noted that a step back would not be needed if there is a single-story building in front of an apartment building. This would apply to certain buildings in the proposed Development Plan, although other buildings would still need a step back per Code. Staff has requested that those buildings that do not have a single-story garage in front of them provide a higher level of architectural design to minimize the visual impact adjacent to single-family residential.

Staff is requesting input from the Commission on the Development Plan and the requested deviations.

PROJECT NARRATIVE

PLANNED AREA DEVELOPMENT AMENDMENT PRELIMINARY SUBDIVISION PLAT

STRATFORD

Z19-07 | S19-04

SWC | SOUTH GREENFIELD AND EAST GERMANN ROADS

SUBMITTED TO:
TOWN OF GILBERT
PLANNING DEPARTMENT
90 EAST CIVIC CENTER DRIVE
GILBERT, AZ 85296

SUBMITTED ON BEHALF OF:
DESERT VISTA 100, LLC
3321 EAST BASELINE ROAD
GILBERT, AZ 85234-2633

PREPARED BY:
IPLAN CONSULTING
3317 S. HIGLEY ROAD, SUITE 114-622
GILBERT, AZ 85297
(480) 313-8144

PREPARED: APRIL 2019
REVISION — 1ST: JUNE 2019
REVISION — 2ND: JULY 2019

LAND USE & DEVELOPMENT ADVISORS



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STRATFORD | PROJECT NARRATIVE
PLANNED AREA DEVELOPMENT AMENDMENT | PRELIMINARY SUBDIVISION PLAT

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SITE AERIAL EXHIBIT



Base Map Source: Maricopa County Assessor, 2018

2. REQUEST

Iplan Consulting, in coordination with Desert Vista 100, LLC, is pleased to submit for your consideration a two part request: a.) Planned Area Development (PAD) amendment; and b) Preliminary Subdivision Plat for an approximate 63.5-acre (gr.) property, generally located at the southwest corner of South Greenfield and East Germann Roads.

More specifically, this project narrative complements a request to amend an approximate 63.5-acre portion of the overall 67.5-acre (gr.) Greenfield and Germann PAD (Z18-03; Ordinance No. 2658) by changing the base zoning designation from Single Family-6 (SF-6) to Single-Family Detached (SF-D). Complementing the requested PAD amendment is a request for Preliminary Subdivision Plat to subdivide the approximate 63.5-acre (gr.) property into 222 single family residential lots, along with corresponding tracts, public and private roadways.

3. OVERVIEW

Blandford Homes newest community, Stratford, is the result of a relentless development team effort to provide an exceptional, high quality, and compatible single family home neighborhood on the approximate 63.5-acre property, located at the southwest corner of South Greenfield and East Germann Roads. This highly sought-after area of Gilbert is experiencing tremendous growth in employment, retail, and high-density residential sectors as of late, but has not seen much single family development due to availability of land for that use. Blandford, in conjunction with the Town of Gilbert, is stepping up to address that by proposing a neighborhood of 222 single family home sites that range from 6,000 square feet (sq. ft.) to 7,740 sq. ft., and greater in area. Supporting the housing needs of future Gilbert residents, two different housing products, ranging in size from approximately 1,700 sq. ft. to over 4,300 sq. ft., are anticipated for the 222 single family residential lots (3.5 DU/Ac.).

Blandford Homes has teamed up with the best land use firms in the valley to design a neighborhood that exemplifies the reputation for livability and quality that Blandford is known for, and is also expected for such a great location in the Town. From the iconic entry monumentation to open space theming, every detail of Stratford has been well planned to create a neighborhood that is unique and in keeping with the best neighborhoods in the Town. The lifestyle fostered by all of the development team's efforts will benefit the 222 new families who choose Stratford as their new neighborhood and will be a welcome addition to this special area of the Town.

4. BACKGROUND

The property was previously envisioned for Parks and Recreation use; however and due to Town initiated changes to the Parks and Recreation Master Plan that relocated the previously anticipated regional park to Higley and Queen Creek Roads, the Town subsequently amended the General Plan Land Use map in 2016 that changed the land use classifications of the property to Residential > 2-3.5 DU/ Ac. and Shopping Center (SC). In part, these land use changes also prompted the property disposition for private use and development and in response; the Town conducted a public auction for the property in 2018.

Prior to successful public auction of the overall +/- 67.5-acre property, the Town of Gilbert changed the General Plan land use classification from Shopping Center and Residential > 2-3.5 DU/Ac. to Residential > 3.5-5 DU/Ac. in effort to promote a viable and compatible land use for the property given the context of the surrounding land uses and adjacent roadway classifications. The Town correspondingly rezoned the property from Shopping Center (SC) and Single Family Residential – 8 (SF-8) to Single Family Residential – 6 (SF-6), with a PAD Overlay designation. It is understood the primary intent of the PAD Overlay was to incorporate a development plan that increased residential density, established minimum lot sizes as well as a percentage distribution of different lot sizes.

5. EXISTING CONDITIONS | RELATIONSHIP TO SURROUNDING PROPERTIES

The approximate 63.5-acre project area (gross) maintains the existing General Plan land use classification of Residential 3.5-5 DU/Ac; and, is zoned Planned Area Development (Ord. No. 2658) overlay with the base designation of Single Family Residential-6 (SF-6). The project area is generally level with a gentle slope to the west - northwest. The entire site is primarily devoid of any natural features such as rock outcroppings, washes, rivers and natural vegetation as the property has been in continual operation as an irrigated farm field for a significant number of years.

The overall project area is bound on the north by East Germann Road and further north by existing single family residential uses developed within the Claxton Harvey Western Ranchettes Unit 2 subdivision. The recently approved Whispering Rock single family residential subdivision lies adjacent to the northwest area of the project and west of Claxton Harvey.

South Greenfield Road lies contiguous to the entire eastern project boundary, while the recently entitled Bellamy single family residential subdivision lies further east – across Greenfield Road.

The City of Mesa retains ownership of the real property contiguous to the complete southern project boundary; which properties are currently in use as the Gilbert Soccer Complex (Hetchler Park) and the Greenfield Water Reclamation Plant.

The Town of Gilbert owned and operated Reservoir 30 (4-million gallon, in-ground water reservoir and pump station) is being developed adjacent to a portion of the western boundary, while the South 156th Street/Coronado roadway alignment lies contiguous to the remaining western boundary. Vacant/agricultural property lies further west, across the South 156th Street/Coronado roadway alignment which property is currently zoned Single Family – 15 (SF-15).

The General Plan land use classifications, along with the existing zoning and uses for adjacent properties, are listed below:

[Remainder of Page Intentionally Left Blank]

TABLE 5.101: EXISTING LAND USE TABLE

DIRECTION	GENERAL PLAN LAND USE CLASSIFICATION	EXISTING ZONING	EXISTING USE
<i>On-Site</i>	Residential > 3.5-5 DU/Ac	PAD: SF-6	Agriculture
<i>North</i>	Residential > 0-1 DU/Ac	SF-43	Single Family Residential
	Residential > 1-2 DU/Ac	PAD: SF-10	Single Family Residential (developing)
<i>East</i>	Residential > 3.5-5 DU/Ac	PAD: SF-D	Undeveloped / Proposed: Single Family Residential
<i>South</i>	Public Facility / Institutional (PF/I)	PF/I	Town of Gilbert Youth Soccer Complex Greenfield Water Reclamation Plant
<i>West</i>	Residential > 3.5-5 DU/Ac	PAD: SF-6	Proposed: In-Ground Water Reservoir & Pump (Town of Gilbert)
	Residential > 2-3.5 DU/Ac	SF-15	Agriculture

6. CONSISTENCY WITH GENERAL PLAN

Gilbert's 2012 General Plan Land Use Map, as amended in 2014, classifies the project area as Parks/Retention (P/R); however, Town Resolution 3969 (GP18-02) reclassified the property from Shopping Center (SC) and Residential > 2-3.5 DU/Ac to Residential > 3.5-5 DU/Ac. The Residential >3.5-5 DU/Ac land use classification designates areas for urban density single family neighborhood residential development, while also supporting a wide range of single family residential zoning designations in conformance with the specified density range.

Proposed Rezoning and the corresponding Preliminary Subdivision Plat for this 63.5-acre (gross) property contains several concepts that respond to the 2012 Gilbert General Plan overall vision. The bullet point list below is not meant to be an exhaustive list of conformance with the General Plan, but summarizes several notable features of conformance with core values, land use and design principles, goals and policies:

Promote Gilbert as a community in which to live, work and play by:

- Providing a diversity of housing opportunities within the Town through incorporation of various and appropriate lot sizes and corresponding home sizes {*Land Use and Growth Areas: Chapter 2.4 - Goals and Policies: Goal 1.0, Policy 1.3*}.
- Providing pedestrian linkages to the community and regional open space system through trail improvements adjacent to the 156th Street/Coronado street alignment, as well as along South Greenfield Road {*Land Use and Growth Areas: Chapter 2.4 - Goals and Policies: Goal 1.0, Policy 1.6; Community Design: Chapter 6.3 - Goals and Policies: Goal 2, Policy 2.3*}.

Protecting exiting rural residential uses from the impacts of new suburban development by:

- Providing appropriate and compatible lot sizes, residential densities and buffer areas within the project. A minimum lot size of greater than 6,000 square feet (sq. ft.), combined with a proposed gross residential project density of 3.5 DU/Ac, conforms to the General Plan land use classification while edge buffer areas of sufficient widths will provide desired visual buffer areas to assist in preservation of, and minimization of impacts to, adjacent rural residential lifestyles to the north *{Land Use and Growth Areas: Chapter 2.4 Goals and Policies: Goal 2.0}*.

Managing growth to achieve an efficient, orderly and sustainable community by:

- Locating development where resources, infrastructure and infrastructure capacity exists *{Land Use and Growth Areas: Chapter 2.4 - Goals and Policies: Goal 3.0, Policy 3.1}*.
- Incorporating high energy efficient products within the dwelling units, as well as through “smart weather” irrigation control, significant use of xeriscape landscape material, and energy efficient LED elements for landscape and open space lighting *{Land Use and Growth Areas: Chapter 2.4 - Goals and Policies: Goal 3.0, Policy 3.6; Parks, Open Space, Trails, Recreation, Arts & Culture: Chapter 4.6 - Goals and Policies: Goal 1, Policy 1.3}*.

Provide a diversity of quality housing types for a variety of lifestyles by:

- Developing an adequate supply of appropriately zoned land to accommodate a variety of future housing needs to serve the adjacent Val Vista Medical Growth Area and the overall geographical area *{Land Use and Growth Areas: Chapter 2.4 - Goals and Policies: Goal 4.0, Policy 4.1}*.

Creating safe and efficient patterns of circulation through:

- Incorporation of internal traffic calming features to slow vehicle speeds and create streets that are comfortable to navigate for pedestrians, bicyclist and vehicles *{Circulation: Chapter 3.3 - Goals and Policies: Goal 1.0, Policy 1.4; Community Design: Chapter 6.3 - Goals and Policies: Goal 3, Policy 3.4}*.

Promoting quality design for new development by incorporating:

- Highly articulated home elevation designs, efficient site design, sustainable landscape design, creative and unique entry monumentation, and energy efficient LED lighting for landscape and open space areas *{Community Design: Chapter 6.3 - Goals and Policies: Goal 1, Policy 1.1; Community Design: Chapter 6.3 - Goals and Policies: Goal 3, Policy 3.2}*.

Encourage the mitigation of the Urban Heat Island (UHI) effect by the use of urban forestry, white and green roofs and cool and pervious pavements by:

- Systematic integration of significant tree quantities and corresponding shade into the landscape design of the project to increase human comfort. *{Environmental Planning: Chapter 7.2 - Goals and Policies: Goal 14, Policy 14.3}*.

In summary, the proposed Rezoning and corresponding Preliminary Subdivision Plat requests respond to the vision and fosters the overall intent, goals and policies of the 2012 General Plan by: a) promoting Gilbert as a community in which to live, work and play; b) providing compatible land use relationships with the surrounding area; c) managing growth to achieve an efficient, orderly and sustainable community; d) providing diversity of quality housing types for a variety of lifestyles; e) creating safe and efficient patterns of circulation; f) providing quality subdivision and housing product design; g) mitigating heat island effects; and, h) will not be detrimental to public health, safety, and general welfare of persons living or working in the surrounding area or to the general welfare of the Town as a whole.

7. ZONING

7.1 PLANNED AREA DEVELOPMENT AMENDMENT

The Town of Gilbert General Plan serves as a policy guide for orderly growth, land use, circulation, community design, infrastructure, economic development and open space, while also serving as a basis for directing expenditure of municipal funds. Successful implementation of the General Plan relies on fostering of the overall vision, specific goals, objectives and policies ratified by the community; whereas Zoning of real property is the often legal tool used to implement the General Plan vision.

While the existing Planned Area Development (PAD) zoning of the property is generally reasonable, we believe the currently adopted lot development standards conversely provide limitations on the project's ability to creatively promote the goals, objectives and policies of the community. To successfully and sustainably facilitate the desired vision for this property, a PAD amendment is proposed to change the base zoning designation from Single Family-6 (SF-6) to Single Family Detached (SF-D). This amendment fosters many of the tenants set forth in the Residential Design and Development Guidelines while furthering the overall vision of the Town's General Plan. Quality driven lot development standards, included herein as Table 7.301: Residential Lot Development Standards | Setbacks, Building Height, Lot Coverage – Stratford, are carefully crafted to allow flexibility and creativity in dwelling unit placement to encourage front porches closer to the streets; to support wraparound porches on most corner lots; to establish streetscape diversity; to inspire unique home designs with meaningful variations in architectural character; and, to encourage compatible land use relationships. Collectively, these lot development standards will facilitate high quality, context specific development that also ensures compatibility with the surrounding land uses and built form while maintaining the residential density and housing types envisioned with the initial PAD; SF-6 zoning for the property.

7.2 LAND USE REGULATIONS

Use of the property will be consistent with use regulations set forth for the respective residential zoning district, which are outlined in Table 2.902: Use Regulations of the Gilbert Land Development Code (LDC).

7.3 DEVELOPMENT STANDARDS

Inclusion of Development Standards within this Project Narrative protects not only the adjacent property owners, but also the future property owners within the boundaries of the PAD. These standards permit greater flexibility in the development of a higher quality living environment, while preserving the public health, safety and welfare of Gilbert citizens as a whole.

The following table provides a comparison of the residential lot development standards proposed to those identified as minimum requirements in the Gilbert LDC and Council Ordinance No. 2658. Deviations from dimensional standards are indicated in **bold** typeface.

TABLE 7.301: RESIDENTIAL LOT DEVELOPMENT STANDARDS SETBACKS, BUILDING HEIGHT, LOT COVERAGE – STRATFORD		
<i>STANDARD</i>	<i>50'x120' 60'x129' SF-D (PROPOSED)</i>	<i>50'x120' 60'x129' SF-D (LDC & ORDINANCE NO. 2658)</i>
Minimum Lot Area (sq. ft.):		
	6,000 (64%) ¹	40%-60% of lots 6,000 sq.ft. or greater
	7,000 (36%)	40%-60% of lots 7,000 sq.ft. or greater
Minimum Lot Width (ft.):		
	50 (6,000 sf. lots)	n/a
	60 (7,000 sf. lots)	n/a
Minimum Lot Depth (ft.):		
	120 (6,000 sf. lots) ¹	n/a
	129 (7,000 sf. lots)	n/a
Maximum Height (ft./stories) ² :	30/2	36/3
Maximum Building Height: Adjacent to Non-Residential Uses	2-story (south property boundary lots)	1 story (south property boundary lots)
Minimum Building Setbacks (ft.)		
Front (Front Facing Garage):	20	10
Front (Porch):	10	10
Stagger:	n/a	n/a
Side:	5 / 5	0 / 5

Minimum Distance between Dwelling Units:	10	10
Rear (Dwelling Unit):	20	10
Rear (Covered Patio):	10	10
Minimum Porch Depth (ft.) ³ :	4	6
Buildable Area (Maximum Lot Coverage):		
1-Story / 2-Story (%):	53 / 45	60 / 50
Separation Fence Height (min.) (ft.)	6 – 8	8
Street Frontage Landscape – Arterial Intersection:		
Minimum Dimensions (ft.):	132 x 168.9 (Greenfield) & 29.7 x 250 (Germann)	50 x 250
Minimum Area (sq. ft.):	26,156	22,500

1. Lots 14 and 15 have a reduced lot depth of 115-feet and minimum lot area of 5,750 square feet to accommodate utilities and corresponding easements along German Road.
2. Two story dwelling units may be permitted on lots backing onto the southern project boundary. (*LDC deviation; 2.104B: Height*).
3. Where new porches are provided, they shall be at least 4 6 feet in depth as measured from the dwelling façade to the interior edge of the supporting post or wall (*LDC deviation; 2.106F: Covered Porches*). All front porches shall have a minimum usable depth of 5-feet 4-inches, as measured from the dwelling front façade to the front edge of the porch, excluding structural/decorative columns.

Porches | Section 2.106F (LDC): As set forth in Section 2.106F: *Porches* of the Gilbert LDC, “where new porches are provided, they shall be at least 6 feet in depth as measured from the dwelling façade to the interior edge of the supporting post of wall.” Porch is defined in the LDC Glossary of General Terms as: An attached, covered platform open on at least 2 sides located at the front of a dwelling unit.

- *Request / Justification:* Realizing the intent of the Gilbert LDC provision for porch depth is to ensure that if porches are provided for, that the porch depth is functional; however, we do not believe the LDC takes into consideration varying design features that a porch can offer. In this specific case and even though porches are not required, Stratford porches have been designed to be an architecturally integral and functional component of the floor plans and façade design and not just an add on feature. Borrowing from neo-traditional concepts, these floor plans have been designed to encourage genuine human interaction with the community by thoughtfully locating the significant porch feature close to

the street, which is also evidenced by the requested PAD deviation to allow for the porch to be set back 10-feet in lieu of the typical 20-feet, or greater.

Additionally, the LDC provision does not take into account whether or not porch railings are provided for, nor does it take into account the depth/width of the supporting post or column from which the measurement is taken. While a number of the proposed porches at Stratford will not contain a railing feature, it is also important to note that the designed supporting columns for a portion of these porches will have a substantial depth of 20-inches, thereby significantly encroaching into the minimum 6-foot porch dimension.

Even though the request to reduce the porch depth from 6-feet for 4-feet affects 3 out of the 8 residential standard plans proposed as part of the corresponding Design Review request, the reduced porch depth on these 3 plans correspondingly allows for increased porch width, as well as ability to provide for wraparound porches for most of the corner lots.

Below is an example of a Blandford Home containing a 5-foot deep porch (per LDC's standard of measurement), with no railings and significant (18-inch) column depths.



Blandford Homes Plan 3502 (Bungalow Elevation) below provides for a porch depth of 4-foot 2-inches, as measured per provisions set forth in the LDC. The overall usable

porch depth, as measured from the façade front to the front edge of the porch, is 5-foot 8-inches. Structural/decorative column depths are 18-inches.

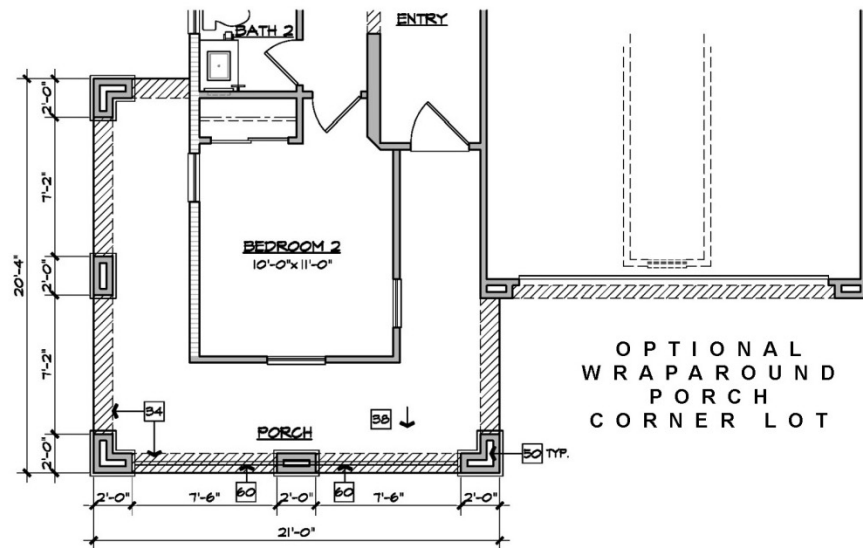
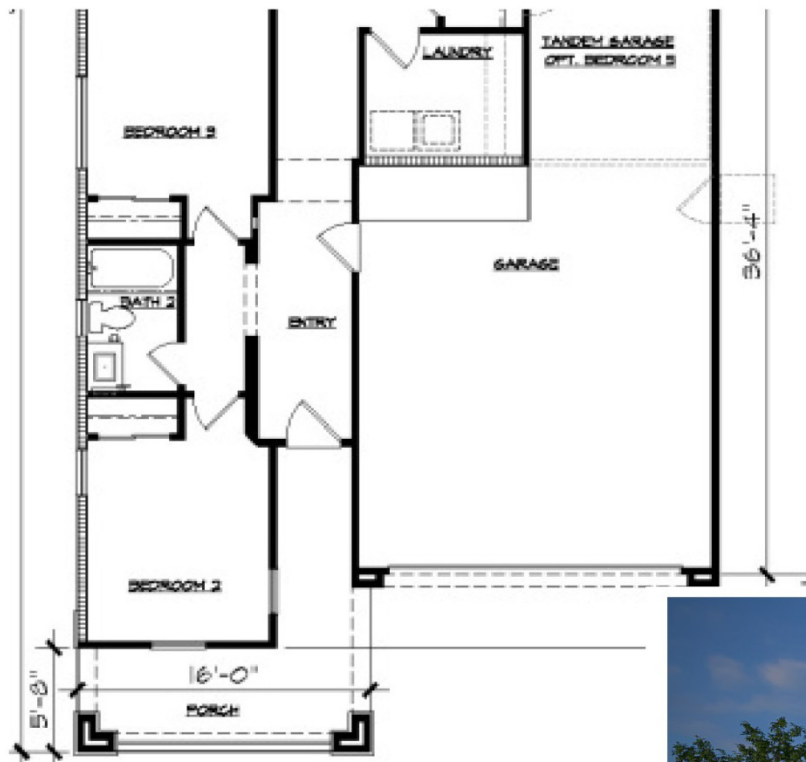


Blandford Homes Plan 4502 (Prairie Elevation) below provides for a depth of 4-foot 10-inches, as measured per provisions set forth in the LDC. The overall usable porch depth, as measured from the façade front to the front edge of the porch is 6-feet. Structural/decorative column depths are 14-inches.



As illustrated below in Exhibits A - C, the slight offset in porch depth dimensions is counterbalanced by providing a wider and significantly larger porch area, including some wraparound porch designs for corner lots. This design concept not only addresses the overall intent of a usable porch, but also promotes the Town's Design Guidelines by enhancing the neighborhood's streetscape.

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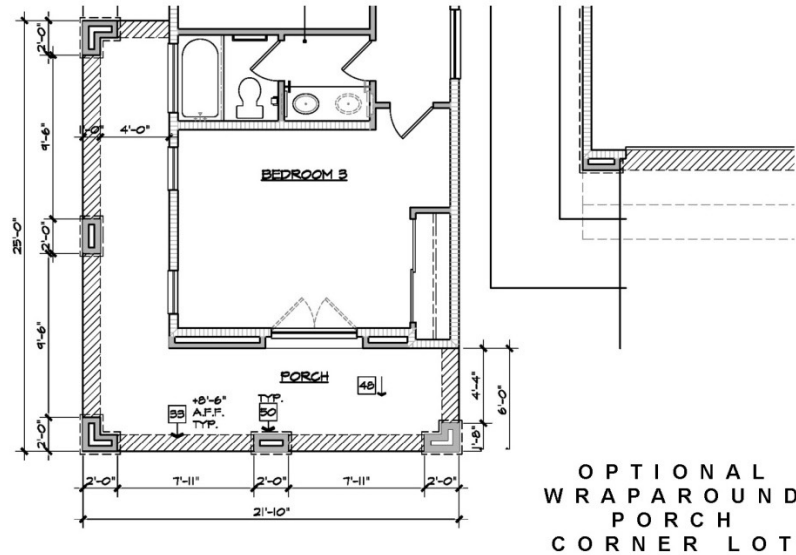
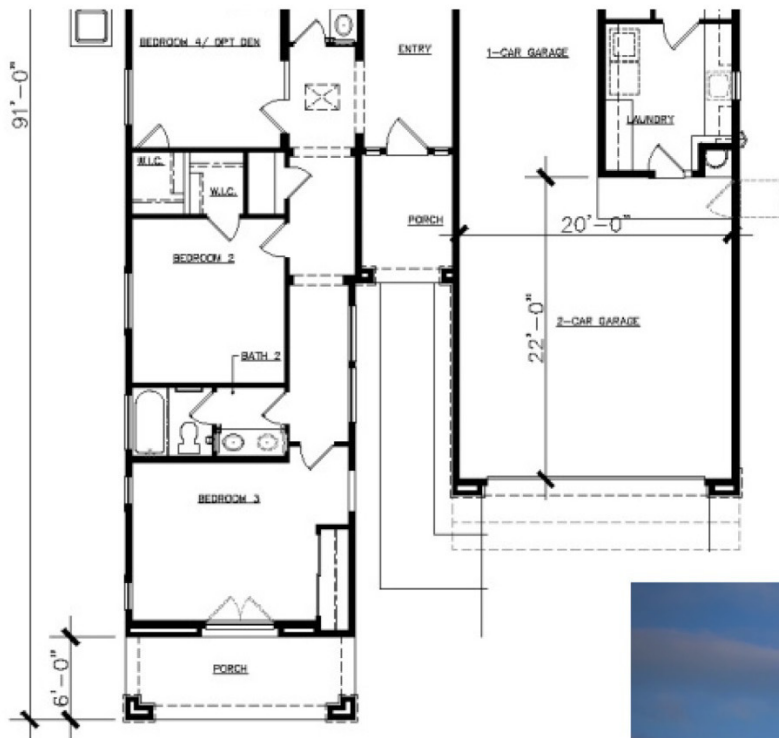


P L A N 3 5 0 2

APRIL 22, 2019



STRATFORD / PORCH EXHIBIT - A
GILBERT, ARIZONA



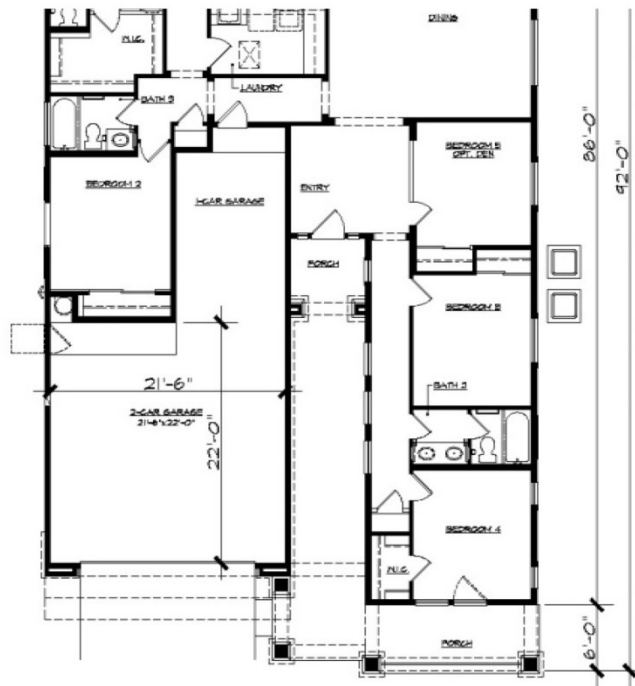
PLAN 4501

OPTIONAL
WRAPAROUND
PORCH
CORNER LOT



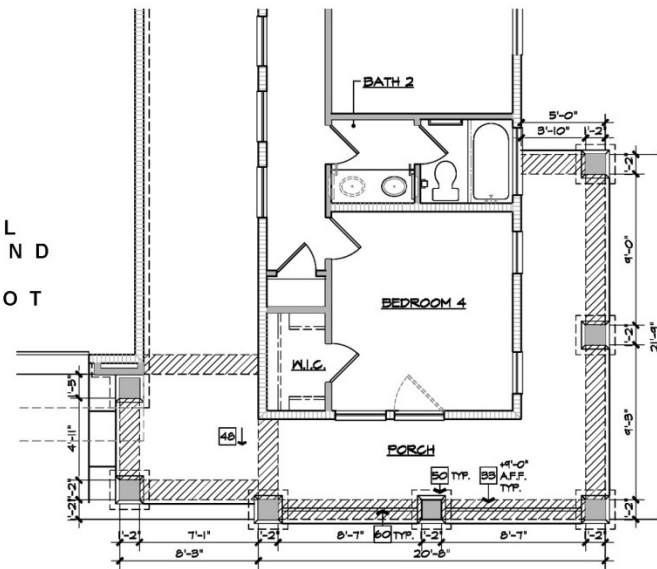
STRATFORD / PORCH EXHIBIT - B
GILBERT, ARIZONA

APRIL 22, 2019



PLAN 4502

OPTIONAL
WRAPAROUND
PORCH
CORNER LOT



APRIL 22, 2019



STRATFORD 1 PORCH EXHIBIT - C
GILBERT, ARIZONA

In addition to specific lot development standards noted above in Table 7.301: Residential Lot Development Standards | Setbacks, Building Height, Lot Coverage – Stratford, the following LDC deviations are requested to support the overall project vision:

Street Frontage Landscape | 50-foot x 250-foot | Section 2.106I.2 (LDC): As set forth in Subsection 2.106I.2: *Arterial/Arterial Intersection* of the Gilbert LDC, a minimum 50-foot wide landscape area shall be established and maintained along the street frontage within a distance of 250-feet of the arterial intersection, as measured from the intersection of street lines. One driveway perpendicular to each street frontage within the 50-foot wide landscaped area established above is permitted if no other access is available.

- *Request / Justification:* Encroach approximately 20-feet in depth for a distance of approximately 100-feet (+/- 1,500 sq. ft.) for the intersection landscape area along Germann Road; and, encroach approximately 50-feet for a distance of approximately 81-feet (+/- 4,050 sq. ft.) for the landscape area along Greenfield Road. The minimum dimension requested for the arterial intersection landscape area is 29.7-feet x 250-feet for Germann Road and 132-feet x 168.9-feet for Greenfield Road.

Understanding the arterial street intersection landscape buffer area is an important component of the Gilbert LDC, as well as the overall Gilbert streetscape character, the neighborhood has been designed to foster the provision's intent by providing the desired separation/buffer of the single family lots from the arterial intersection corner through inclusion of a local level street adjacent to the Germann Road frontage, and an additional landscaped area along Greenfield Road of approximately 9,800 sq. ft. in area. Although the arterial intersection landscape provision requires 22,500 sq. ft. of landscaped area at the intersection corner, this deviation request is further offset by providing an overall landscaped area at this location of approximately 26,156 sq. ft.

Primary purpose of encroachment is to provide adequate vehicular circulation within project area, while also maintaining conformance with the minimum residential density desired by the Town.

Separation Fence Height | Subsection 4.109A.1c (LDC): Subsection 4.109A.1c provides that "A separation fence is required when a single family residential use is adjacent to an arterial street, a multi-family district or use, or a nonresidential district or use. The fence shall be 8-feet in height and located on a property line and outside of any required landscape area. The Planning Commission may modify these requirements pursuant to Section 4.109G: Modification of Separation Fence Requirements". The Planning Commission may also recommend, and the Town Council may approve, modifications to these separation fence height standards as part of the PAD overlay zoning for the property.

- *Request / Justification:* Even though the primary intent of this LDC provision is to reduce arterial street noise for the perimeter single family lots; and, buffer or screen potentially non-compatible uses, we believe strict application can conversely isolate a neighborhood from the overall community. Deviation is therefore requested from this Subsection to allow for a small portion of the

perimeter fences adjacent to Germann Road and Greenfield Road to be 6-foot high view fencing. Deviation is also requested for the perimeter fence along the south project boundary (City of Mesa / Town of Gilbert soccer complex and water reclamation plant), to be installed at a height of 6-feet. As illustrated in the corresponding Wall Plan exhibits for the Preliminary Plat, this variation in perimeter wall height and type will provide streetscape diversity along the arterial streets while also furthering privacy and noise attenuation measures.

Lot Size Distribution | Ordinance No. 2658: Council Ordinance No. 2658 (Z18-03) set forth provisions in Section I, paragraph 4, subparagraph g, requiring residential lot sizes be distributed at a rate of at least 40% - 60% of total lot count to be 6,000 sq. ft. or greater; and, at least 40% - 60% of total lot count to be 7,000 sq. ft. or greater.

- *Request / Justification:* While it is understood this Ordinance provision is to promote diversity and distribution of residential lot sizes and corresponding housing sizes, we believe the proposed slight deviation in lot size mix of 64% (6,000 sq. ft. or greater) and 36% (7,000 sq. ft. or greater) will maintain the Town's desired lot and housing size diversity; while also ensuring viable development of the property that's in conformance with the minimum residential density policies of Residential > 3.5-5 DU/Ac General Plan Land Use classification.

8. DEVELOPMENT PLAN | PRELIMINARY SUBDIVISION PLAT

8.1 CONCEPT OVERVIEW

An integral part of the PAD amendment is the PAD Development Plan that demonstrates how the requests will be physically implemented and if the requested zoning designation and corresponding development standards are appropriate. The PAD Development Plan and Preliminary Subdivision Plat for Stratford, included with the corresponding submittal documentation, illustrates a concerted effort by the land use and development consultant team to: integrate viable lot sizes and corresponding residential density that is appropriate for the corresponding geographic location while furthering the General Plan vision; coordinate vehicular site access that respects recent and planned roadway improvements adjacent to the property; utilize private streets and corresponding reduced street cross-sections to eliminate fiscal resources needed for street maintenance and responsibly minimize heat gain, respectively; create a sense of place through quality open space design that will also promote public health and a higher quality of life for the neighborhood by providing additional active and passive recreational opportunities; all while facilitating additional and desired infrastructure improvements for the Town.

The PAD Development Plan and corresponding Preliminary Plat includes 222 single family residential lots (3.50 DU/Ac.) ranging in size from a minimum of 6,000 sq. ft. within the western and northern project areas, to 7,740 sq. ft. and over within a large portion of the eastern project area.

The Development Plan and Preliminary Plat illustrate two points of gated vehicular access from the adjacent arterial roadways – Greenfield and Germann Roads, which access points have been carefully located to align with an existing median break and left turn lane within

Germann Road; and, align with the subdivision access point for the developing Bellamy subdivision - across Greenfield Road.

Open space programming includes a centrally located neighborhood park, passive and active recreation areas distributed throughout the neighborhood, linear open spaces to enhance neighborhood connectivity; and, appropriate landscape buffers along Germann Road, Greenfield Road and 156th Street.

As illustrated in the corresponding PAD Development Plan and Preliminary Plat, the requested PAD will promote harmonious residential densities and incorporate appropriate scale to ensure compatibility within the surrounding land use characteristics.

8.2 VEHICULAR CIRCULATION

Street design continues the overall project theme by respecting the land use and circulation characteristics to the area while also providing safe vehicular and pedestrian circulation. Gated, collector level streets are planned to feed vehicular traffic off Germann and Greenfield Roads, both arterial level right-of-ways. These limited access interior collector level private streets transition to local level private streets to loop through the project for adequate traffic distribution and lot access. Design of the local level private roadway cross-sections provide for a 33-foot back-of-curb to back-of-curb measurement with 5-foot sidewalks on both street sides for a total street tract width of 43-feet. This proposed street cross-section also ensures appropriate pavement width for maintaining sufficient refuse collection and emergency apparatus access, while also facilitating adequate drainage.

Right-of-way dedications or corresponding improvements should not be warranted for either Greenfield or Germann Roads as street improvements were previously installed as part of the Town's Capital Improvement Program. As set forth in the corresponding Traffic Impact Analysis (TIA), prepared by Kimley-Horn on April 11, 2019, installation of right-turn vehicular deceleration lanes within these right-of-ways are however warranted at the eastbound approach to the Germann Road subdivision entry, and the southbound approach to the Greenfield Road entry. The TIA further recommends the right-turn deceleration lanes be constructed with 80-feet of vehicle storage and a minimum 85-foot taper per Town of Gilbert Public Works and Engineering Standards Figure 4-1. These deceleration lanes are appropriately illustrated on the corresponding project exhibits.

Right-of-way dedications and improvements are however desired by the Town for 156th Street / Coronado Road adjacent to the western project boundary, which one-half street dedication should be 40-feet. Corresponding street improvements adjacent to the project area will provide for a minimum pavement width of 24-feet to accommodate two-way traffic; however, street improvements may be deferred until the Town completes their portion of the corresponding improvements adjacent to contiguous Town well site.

8.3 OPEN SPACE | AMENITY DESIGN | PEDESTRIAN CIRCULATION | LANDSCAPE

Open space and landscape design focuses on understanding the regional climatic and resource conditions, place-making design principles, environmental sensitivity, historical and geographical context, and sustainability. Fostering these principles, Stratford is carefully designed around a system of trails and open space providing a wide variety of recreational experiences and connectivity for the residents. Improvement of these spaces

are to include limited turf areas for recreational purposes; active and passive recreational amenities to cultivate development of healthy communities and to encourage genuine interaction between the residents; multiple trails to link the neighborhood thus creating a greater sense of connectedness; maintenance of existing and establishment of new view corridors; and, to address hydrological needs. Additionally, incorporation of these design principles into the open space framework inspires and fosters residents to be part of their community and to connect with others while enjoying the unique lifestyle the project offers, while also creating a memorable place with character.

A significant neighborhood park area is proposed centrally to the project area for future Stratford residents to enjoy, which park serves as the neighborhood's primary focal point, organizing feature and gathering place, while also addressing storm drainage needs. Enhancing the living environment, open space programming for the park area is to include highly visible passive play areas large enough for children to toss a baseball around and for a parent to practice kick ball with their toddler, or utilize more structured recreational amenities such as age appropriate play structures, one-half court basketball, game lawn, community gathering areas, outdoor fireplace plaza and an outdoor dining area. The neighborhood park area will also provide areas to accommodate group gatherings such as an outdoor movie night experience, birthday parties or Homeowners' Association events. Overall, park amenities will allow for both structured and interpretive activity and is intended to enhance the overall character.

While the centralized neighborhood park will provide both passive and active open space amenities to provide a wide variety of recreational opportunities catering to adults and children alike; the trail system serves to internally connect the neighborhood, and to link the project to the surrounding community. Width of the trail corridors will serve adequate to incorporate landscape materials, establish view corridors, and minimize public safety visibility concerns. This significant open space system consists of approximately 10.8-acres, or 19-percent of the net site area (17-percent gross site area), which significantly exceeds Town requirements and policies for open space.

Streetscape landscape assists in establishing the property's character from public view and from adjacent properties, as well as provides for a sense of edge to demarcate property boundaries, and buffering residential dwelling units from adjacent arterial streets. An appropriate mix of canopy trees, shrubs, accent plants and groundcover materials are provided between street curb and the property line to create an attractive environment while also providing shade for sidewalks. Patterned landscape planting areas organized in scale and color will provide visual interest throughout the community. Perimeter landscape areas have been designed to comply with the LDC requirements for Streetscape Theme Tree District 12 through required use of Chinese Pistache and Evergreen Elm tree species.

Overall, landscape materials for the project are characterized by an enhanced Sonoran Desert plant palette including Oak, Elm, Pistache and other ornamental accent trees combined with complementary shrubs and ground cover. Planting design marries concepts of neo-traditional neighborhood design through the inclusion of tree lined sidewalks to create a pedestrian friendly, walkable environment. The planting design is further supplemented through the thoughtful placement of landscape materials throughout the common open space areas to create useful shade as well as delineation of space.

8.4 COMMON AREA MAINTENANCE

A Home Owners' Association or similar will be established for the ownership, maintenance, landscaping, improvements and preservation of all common areas and open space areas and landscaping within the rights-of-way adjacent to HOA tracts.

8.5 DRAINAGE

The property is currently used for agricultural purposes and generally slopes to the west-northwest, with the site being located within Federal Emergency Management Agency (FEMA) Flood Zone 'X' therefore representing an area of 0.2-percent annual chance flood; areas of 1-percent annual chance flood with average depths of less than 1-foot or with drainage areas less than one square mile; and areas protected by levees from 1-percent annual chance flood.

Existing drainage analysis indicates atypical drainage patterns, which are the result of the Town's Germann Road improvements. Due to complexities primarily associated with draining the Germann Road improvements onto the unincorporated properties across Germann Road – to the north, the Town elected to encumber the project area as the entire Germann Road frontage right-of-way drains south onto the project area. The land use and development advisor team is continuing to collaborate with Town staff concerning an acceptable drainage and retention solution for the property.

Irrespective of the Germann Road drainage matters, the project has been designed to generally follow historic drainage patterns, while also collecting runoff from roofs, landscape areas, adjacent arterial and collector level streets and internal roadways while ensuring that runoff generated complies with the Town's retention requirements for the 50-year, 24-hour design storm within proposed surface and underground retention facilities. Storage facilities will drain within 36-hours by proposed drywells.

8.6 DEVELOPMENT PHASING

The project is proposed to be developed in one phase.

9. PUBLIC UTILITIES AND SERVICES

The property is located entirely within the Town's jurisdictional boundaries and will receive Gilbert public safety and fire services. Water and sewer service to the site, as well as sanitation services, will also be provided by the Town of Gilbert. Electric and telecommunications are to be provided by private utilities franchised by the Town of Gilbert.

Utilities and services will be provided as follows:

- Water: Town of Gilbert.
- Sewer: Town of Gilbert.
- Electric: Salt River Project.
- Telecommunications: Cox Communications; CenturyLink.
- Police: Town of Gilbert.
- Fire: Town of Gilbert.

- Refuse: Town of Gilbert.
- School: Chandler Unified School District.

9.1 WATER

Potable water is to be provided by the Town of Gilbert. Preliminary discussions with the Town indicate that existing water lines adjacent to the project boundaries will adequately serve the project. An additional offsite water line within 156th Street right-of-way will be constructed with the adjacent water reservoir site and this project.

The proposed water system improvements will be designed and developed in accordance with Town of Gilbert and Maricopa County Environmental Services Department requirements.

9.2 WASTEWATER

The project will install necessary utility improvements to adequately connect to existing sanitary sewer infrastructure within the adjacent right-of-ways. A proposed gravity sewer system is planned to outlet into a proposed gravity sewer within the 156th Street alignment, which sewer line is to be constructed with the adjacent water reservoir site and this project. The land use and development consultant team for Stratford is committed to working with the Town to determine the overall system needs to provide sewer service for the project.

9.3 SCHOOLS

Efforts are being coordinated with the Chandler Unified School District to ensure that adequate public educational facilities are provided for.

10. PUBLIC PARTICIPATION

One neighborhood meeting was conducted on January 29, 2019 concerning the proposed PAD amendment. In addition to the posting of two - 12 square foot Notice of Neighborhood Meeting signs on the property, adjacent property owners within at least 300-feet and owner's association representatives within at least 1,000-feet of the property were notified, via first class mail. A meeting summary has been submitted concurrently with the PAD amendment and Preliminary Plat requests and is on file with the Town. This citizen participation effort adheres to provisions required by the Town of Gilbert and any provisions set forth in Arizona Revised Statutes.

Although no neighbors or interested parties attended the noticed neighborhood meeting, the land use and development advisor team for Stratford is committed to addressing neighborhood comments throughout the entitlement process for the project.

11. CONCLUSION

Stratford offers the unique opportunity to infuse a viable and compatible land use for the area that will provide a quality living environment to support the needs of future residents, while also nurturing the Town's vision for new neighborhoods. This PAD and Preliminary Plat requests ensures compatibility with surrounding land use patterns and built form, and continues to promote the overall vision, goals and policies of the Gilbert General Plan and provisions of the Land Development Code. We greatly look forward to continued partnership with the Town of Gilbert to realize these efforts.